



For Sale

**£24,990 pa ex of all other
outgoings (£1.75 psf)**

Unit 4 Forge Road, Hitchcocks Business Park,
Willand, Cullompton, Devon EX15 3FA

14,280 Sq Ft
(1,326.60 Sq

Summary

- Mid Terrace open storage yard
- Steel palisade fencing
- Double gates opening at 10m wide
- Rolled stone surface
- 1,327 sq m (14,280 sq f) gross internal area
- On site security day and night
- CCTV across the park

Location:

Hitchcocks, a 90-acre business park is located just off the M5 at junction 27. A thriving community and nearby rail and air links make Hitchcocks an ideal base for your business.

Description:

An mid-terrace open storage yard comprising the following:

- Steel palisade fencing
- Double gates opening at 10m wide
- Rolled stone surface
- 1,327 sq m (14,280 sq ft) gross internal area

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx.	sq m	sq ft
Total	1,326.60	14,280

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.

Services:

Mains three phase electricity, water, telecoms, private fibre & drainage are available on-site, however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Not applicable

Planning:

The property has the benefit of planning consent for B1 (now E1),B2 & B8 use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,000. Therefore making the approximate Rates Payable £5,988 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate a mutual break clause.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

VAT will be payable on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP